



MINUTES OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held August 21, 2007, the Board, acting as the Board of Commissioners of the Housing Authority of the County of Los Angeles, took the following actions:

1-H

Supervisor Burke made the following statement:

“The Housing Authority of the County of Los Angeles (Housing Authority) administers the Housing Choice Voucher (Section 8) Program, which provides rental assistance vouchers to qualified low- and moderate-income families.

“On October 31, 2006, the Housing Authority received notification from the U.S. Department of Housing and Urban Development (HUD) that its Section 8 Program received a ‘troubled’ designation for Fiscal Year 2005-2006 as a result of HUD’s annual assessment of its Section 8 Program.

“As part of the process for moving from a ‘troubled’ to a ‘standard’ Section 8 Program, HUD is requiring the Housing Authority to implement a Corrective Action Plan (CAP) to address program management deficiencies or findings identified by HUD.

“HUD has written and submitted the CAP to the County of Los Angeles for approval. Both the Chairman of the Housing Authority’s Board of Commissioners and the Executive Director of the Housing Authority must sign the CAP. Failure to implement the CAP may result in a default of the Annual Contributions Contract between the Housing Authority and HUD.

“This matter will be presented to the Housing Commission for concurrence at its next meeting.”

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1-H (Continued)

Therefore, Supervisor Burke made a motion that the Board, acting as the Board of Commissioners of the Housing Authority of the County of Los Angeles, take the following actions:

1. Make a finding that approval of the Corrective Action Plan for the Section 8 program is not subject to the provisions of the California Environmental Quality Act, because the activity does not have the potential for causing a significant effect on the environment;
2. Approve and instruct the Chairman to sign the Corrective Action Plan (CAP) for the Section 8 Program to address program management deficiencies or findings as identified by the Housing and Urban Development's annual assessment; and
3. Authorize the Executive Director of the Housing Authority to sign the CAP, and take all actions required for its implementation.

Carlos Jackson, Executive Director of the Housing Authority, responded to questions posed by the Board.

Mr. Zuma Dagg also addressed the Board.

After discussion, Supervisor Burke made the following additional statement:

"I would like to amend my motion to reflect the most recent status of our communications with HUD.

"Since we have not received confirmation of HUD's acceptance of the Addendum language, I recommend that we remove the Addendum from the Corrective Action Plan and continue negotiating appropriate language with HUD through a separate legal instrument."

After discussion, Supervisor Burke made an additional motion, seconded by Supervisor Knabe, that the Board, acting as the Board of Commissioners of the Housing Authority of the County of Los Angeles, instruct the Executive Director of the Housing Authority to remove the Addendum from the Corrective Action Plan and continue negotiating appropriate language with HUD through a separate legal instrument and take the following additional actions:

4. Direct the Executive Director to report back to the Board in one week with a status regarding the Housing Authority's negotiations with HUD of the language to clarify the role of the advisor; and

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1-H (Continued)

5. Instruct the Chief Executive Officer to work with the Executive Director of the Housing Authority to follow-up on a requirement of the Board members to attend a Section 8 training, and work with the Executive Officer of the Board to schedule the training.

Supervisor Knabe made the following statement:

“I support Supervisor Burke’s motion to approve the Correction Action Plan for the Section 8 Program.

“However, I remain very concerned that our Section 8 Program remains at ‘Troubled’ designation and that communication with the U.S Department of Housing and Urban Development (HUD) is not as strong as it could be.

“I would like the Chief Executive Officer to initiate a review to ensure that all action is being taken as expeditiously as possible so that the ‘Troubled’ designation can be improved to at least a ‘Standard’ designation and report back to the Board of Supervisors with any further action necessary to accomplish this.”

Therefore, Supervisor Knabe made a motion that the Board, acting as the Board of Commissioners of the Housing Authority of the County of Los Angeles, take the following actions:

1. Instruct the Chief Executive Officer to initiate a review to ensure that all action is being taken as expeditiously as possible so that the “Troubled” designation can be improved to at least a “Standard” designation and to report back to the Board of Supervisors in two weeks with any further recommendations; and
2. Instruct the Chief Executive Officer, in conjunction with the Executive Director of the Housing Authority, to:
 - Report back monthly, or more frequently if necessary, on the status of the implementation of the Corrective Action Plan including justification of why timelines cannot be met (if any); and

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1-H (Continued)

- Immediately notify HUD of all completed tasks in the Corrective Action Plan so that those items can be promptly closed out and HUD is aware of progress made on its implementation.

On motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board acting as the Board of Commissioners of the Housing Authority of the County of Los Angeles, took the following actions:

1. Made a finding that approval of the Corrective Action Plan for the Section 8 program is not subject to the provisions of the California Environmental Quality Act, because the activity does not have the potential for causing a significant effect on the environment;
2. Instructed the Executive Director of the Housing Authority to remove the Addendum from the Corrective Action Plan (CAP) and continue negotiating appropriate language with HUD through a separate legal instrument;
3. Approved and instructed the Chairman to sign the CAP, as amended in Recommendation No. 2 above, for the Section 8 Program to address program management deficiencies or findings as identified by the Housing and Urban Development's annual assessment;
4. Authorized the Executive Director of the Housing Authority to sign the CAP, and take all actions required for its implementation;
5. Directed the Executive Director to report back to the Board in one week with a status regarding the Housing Authority's negotiations with HUD of the language to clarify the role of the advisor;
6. Instructed the Chief Executive Officer to work with the Executive Director of the Housing Authority to follow-up on a requirement of the Board members to attend a Section 8 training, and work with the Executive Officer of the Board to schedule the training;
7. Instructed the Chief Executive Officer to initiate a review to ensure that all action is being taken as expeditiously as possible so that the "Troubled" designation can be improved to at least a "Standard" designation and to report back to the Board of Supervisors in two weeks with any further recommendations; and

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1-H (Continued)

8. Instructed the Chief Executive Officer, in conjunction with the Executive Director of the Housing Authority, to:

- Report back monthly, or more frequently if necessary, on the status of the implementation of the Corrective Action Plan including justification of why timelines cannot be met (if any); and
- Immediately notify HUD of all completed tasks in the Corrective Action Plan so that those items can be promptly closed out and HUD is aware of progress made on its implementation.

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Attachment

Copies distributed:

Each Supervisor
Chief Executive Officer
County Counsel
Executive Director of the
Housing Authority

(ALSO SEE AGENDA ITEM NO. 56 THIS DATE)